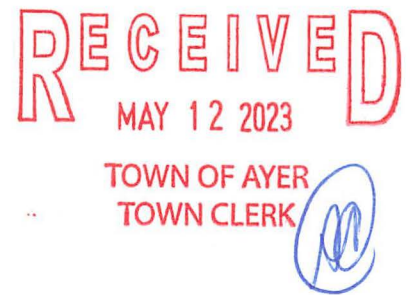


Town of Ayer
Community Preservation Committee
Town Hall * One Main Street * Ayer, MA 01432
Minutes for 1/4/2023



Location: Remote Meeting via Zoom, accessible to public, due to ongoing pandemic

Members present: Janet Providakes, Chair (Housing Authority); Julie Murray, Vice-Chair (Planning Board); Beth Suedmeyer (At Large); Barry Schwarzel (Historical Commission); Jess Gugino, Clerk (Conservation Commission); Colleen Krieser (At Large/Affordable Housing Trust)

Not present: Jason Mayo (Parks & Recreation)

APAC taped: Yes

7:00 PM – Open Meeting

- **Confirmation of Agenda**

- C. Krieser moved to confirm the agenda as amended; B. Schwarzel 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0 (Note B. Suedmeyer not present, via telephone, until 7:15 p.m.).

- **Approval of Meeting Minutes**

- B. Schwarzel moved to accept the minutes for 12/7/2022 as written; C. Krieser 2nd.
 - Motion approved unanimously by Roll Call Vote 5-0.

- **Correspondence / Invoices**

- J. Providakes received a phone call from resident Dennis Curran expressing a couple of concerns:
 - Was there anything CPC could do regarding clean-up of Plow Shop Pond and Grove Pond?
 - J. Gugino said the issue in both ponds has to do with heavily contaminated sediments, largely from runoff from the Shepley Landfill when Fort Devens was in full operation.
 - Several years ago, the U. S. Army spent millions of dollars to clean up just two small cove areas in Plow Shop Pond.
 - In her opinion, this is well beyond anything CPC could cover, even if realistically possible – i.e. the costs of dredging are prohibitively high for starters.
 - J. Providakes will talk to Laurie Nehring, of PACE (People of Ayer Concerned about the Environment) to see if they are aware of any future projects by the Army to clean up these ponds.
 - B. Suedmeyer said PACE has already had concerns over the Army's fulfillment of its required commitment to do a certain amount of ongoing monitoring re drainage from the Shepley landfill.



Town of Ayer
Community Preservation Committee

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- The Army did install a barrier between the landfill and Plow Shop Pond about 10 years ago and there has been no documentation of additional contamination to the pond since then.
 - They may be trying to reduce the monitoring requirements.
 - Mr. Curran's second concern was whether CPC would have funds to buy back land in Devens when the agreement with the State ends in 2032.
 - J. Providakes said it would be a possibility.
 - J. Providakes also received an update email from Irv Rockwood, President of the Sandy Pond School Association.
 - He has been following up on an idea raised at CPC's 10/5/2022 meeting about the possibility of constructing a pocket park at that location.
 - In addition, Mr. Rockwood indicated that Alan Manoian (Director of Ayer Community & Economic Development), who is coordinating the Ayer/Devens Pocket Forest Planting Project, is having the Sandy Pond School site visited as a possible pocket forest location.
- **Public Input**
 - None received.
- **COMMITTEE UPDATES**
 - Historical Commission (B. Schwarzel)
 - Nothing new to report as the Commission's first meeting of the new year is next week.
 - J. Providakes brought up that people have been asking her about the status of the old fire station at 14 Washington Street.
 - Many Ayer residents will have noticed that the southern addition to the building is now being removed.
 - The historic fire station previously received two CPC grants, one at FTM 2017, for \$30,000, for historical preservation of the roof and cupola; a second at STM 2019, for \$190,000, for both continued historical preservation work as well as affordable housing.
 - Since those grants, however, the previous project, under the ownership of Calvin Moore, was abandoned and the fire station is now under new ownership.
 - J. Providakes wanted to clarify that the first CPC grant of \$30,000 was used for preservation repairs of the roof, brick work, step



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gables, etc., although there wasn't enough left in that grant for the cupola to be restored.

- Work on the project ceased before the second CPC grant of \$190,000 was activated/allocated.
 - That money, tied to the previously-planned project, therefore remains within CPC's funds and cannot be drawn on by the new owners.
- While a Preservation Restriction (PR) would have typically been required as part of a CPC Grant agreement, because of the expectation that additional preservation work was to be done under the second CPC grant, a PR was never completed.
- J. Murray and B. Suedmeyer both suggested J. Providakes contact the new owner to see what their intent is with the building, and whether there is interest and an opportunity for them to partner with CPC as well.
 - J. Providakes will also contact Alan Manoian as well as Town Planner Mark Archembault to see if they know what is planned for the building.
- B. Schwarzel noted that the southern addition to the building was the primary obstacle to the building being considered for National Register status.
 - Its removal may enable a new application for this status, if the new owners were interested.
- Housing Authority (J. Providakes)
 - Construction of the two separate staff intake areas at Pond Street has been completed.
 - The Housing Authority is now working on its budget for the next fiscal year.
 - Regarding the Affordable Housing Committee, they are working with the Planning Board to try to set up a working group to look at redoing parts of the Zoning Bylaws to facilitate more affordable housing in Ayer.
- Affordable Housing Trust (C. Krieser)
 - In December, the Trust finalized its guidelines for those applying for rental housing assistance.
 - The Trust will also be coming to CPC for new funding to support the next round of rental assistance.
 - Applications for the current round (STM 2022, \$60,000) are expected shortly.
- Parks & Recreation (J. Mayo)



Town of Ayer
Community Improvement Committee
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 Attention: Mr. Walsby

gapless etc., although there wasn't enough left in that year for the
 equals to be reserved.

Work on the project ceased before the second CPC grant of
 \$2,900,000 was actually allocated.

That money tied to the previously-planned project.
 Therefore remaining within CPC's funds and cannot be drawn
 on by the town.

While a reservation (reservation (RW) would have typically been
 required as part of a CPC grant agreement, because of the
 expectation that additional project work was to be done under
 the second CPC grant, a RW was not completed.

J. Murray and B. Swadlow had suggested J. Provodsky contact
 the new owner to see what their plan is with the building, and
 whether there is interest and an opportunity for them to partner
 with CPC as well.

J. Provodsky will also contact John Murray as well as
 Town Planning (which is intended to see if they know what
 is planned for the building).

B. Swadlow noted that the southern addition to the building was
 the primary obstacle to the building being considered for National
 Register status.

The removal may require a new application for this status. If
 the new owners were interested.

Planning Authority (L. Provodsky)
 Completion of the two separate staff tasks areas at Bond Street has been
 completed.

The Housing Authority is now working on its budget for the next fiscal
 year.

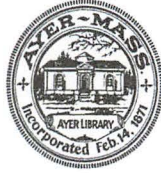
Regarding the Affordable Housing (7) units, they are working with the
 Planning Board to try to set up a working group to look at reducing parts of
 the Housing Authority's to facilitate more affordable housing in Ayer.

Affordable Housing Task (L. Provodsky)
 In December, the Trust finished its guidelines for those applying for
 rental housing assistance.

The Trust will also be coming to CPC for new funding to support the next
 round of rental assistance.

Applications for the current round (FY17-2021, \$80,000) are
 expected shortly.

Trust (L. Provodsky)



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- No report at this meeting.
- Conservation Commission (J. Gugino)
 - The Commission is starting to discuss ways to improve the trail markers and signage at the Pine Meadow Conservation Land.
 - They are also hoping that a new volunteer Greenway Committee can be formed if there is resident interest.
 - As a result, ConCom may come before CPC at some point for funding to support new trail markers, new trailhead signs, benches, etc.
 - J. Murray observed that something like a Greenway Committee, to manage trails, is often a great way to get residents involved in Town activities.
 - B. Suedmeyer, who was involved in the previous iteration of a Greenway Committee, said she would be happy to provide access to signage materials that were used in the past.
- Planning Board (J. Murray)
 - The Planning Board is currently working with Nasoya Foods USA (One New England Way), for site plan review of their proposed expansion.
- Open Space Update/Nashua River Wild and Scenic Stewardship Council (B. Suedmeyer)
 - The Nashua River Stewardship Council has announced its community grants program for 2023.
 - Applications for projects that protect or enhance the Nashua, Squannacook, and Nissitissit rivers are due by February 1, 2023.
 - B. Suedmeyer also asked J. Providakes if there has been any engagement of the housing committees regarding compliance with the MBTA Communities initiative?
 - Both C. Krieser and J. Providakes will seek updates.
- **7:46 PM – Adjourn Meeting**
 - CPC's Next Meeting: February 1, 2023, 7 p.m.
 - B. Schwarzel moved to adjourn; C. Krieser 2nd.
 - Motion approved unanimously 6-0.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval:

2/1/2023